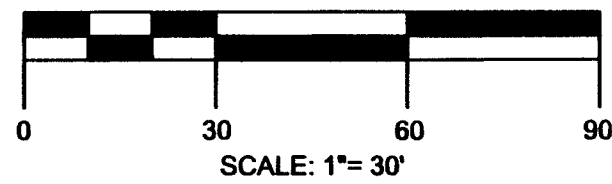
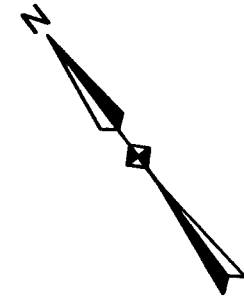
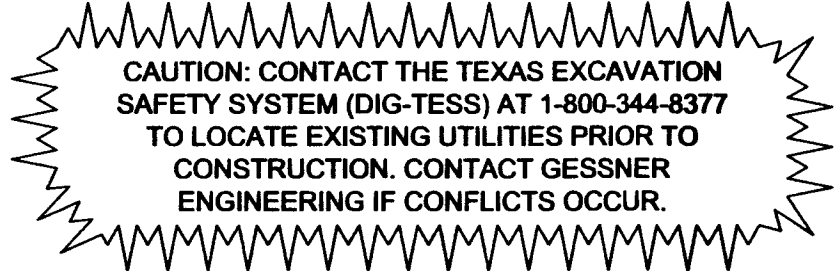


BUILDING DATA SUMMARY			
EXISTING USE:	OFFICE BUILDING/BANK		
NO. OF STORIES:	4		
PROPOSED BUILDING:	TOTAL SF	HEIGHT (FT)	TYPE
	552	14'-9"	III
BUILDING SPRINKLER SYSTEM:	YES		
FIRM MAP NO:	48041C0215F		
(Not located in 100 year floodplain or floodway)			

PARKING TABULATION	
PARKING REQUIREMENT:	1/300 SF
EXISTING PARKING:	213 SPACES (206 STD, 7 HC)
EXISTING PARKING REQUIRED:	58118 SF / 300 = 193 SPACES
ADD. PARKING REQUIRED:	562 SF / 300 = 2 SPACES
TOTAL PARKING REQUIRED:	195 SPACES
TOTAL PARKING PROVIDED:	211 SPACES (200 STD, 11 HC)



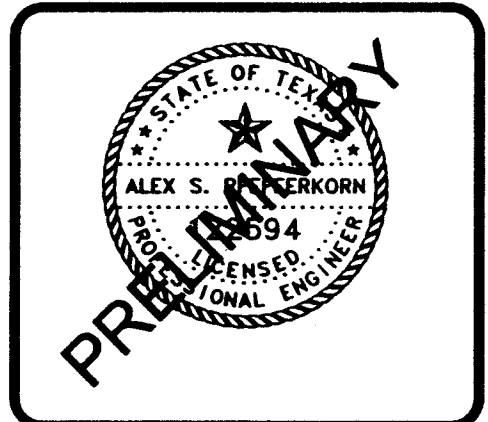
PROJECT BENCHMARK: ● BM
BENCHMARK DESCRIPTION
ELEVATION = XXX.XX'



GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
Suite 102
College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TYPE F-7461, TBPLS F-10193910

COLLEGE STATION 979.680.8840
BREMENHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124



PRELIMINARY NOT
FOR CONSTRUCTION

2800 S TEXAS AVE
BRYAN, TX 77802

RECEIVED
JUL 27 2018

SITE
PLAN

Issue Date: 07/27/16
Drawn By: ICO
Checked By: ASP
Project Number: 16-0543

Revisions:

△
△
△
△
△

C1.0

S. TEXAS AVE.

OAK ST.

DELLWOOD ST.

MALONEY AVE.

SITE PLAN
FOR:
2800 S. TEXAS AVE.
BRYAN, TX 77802

LEGAL
DESCRIPTION:

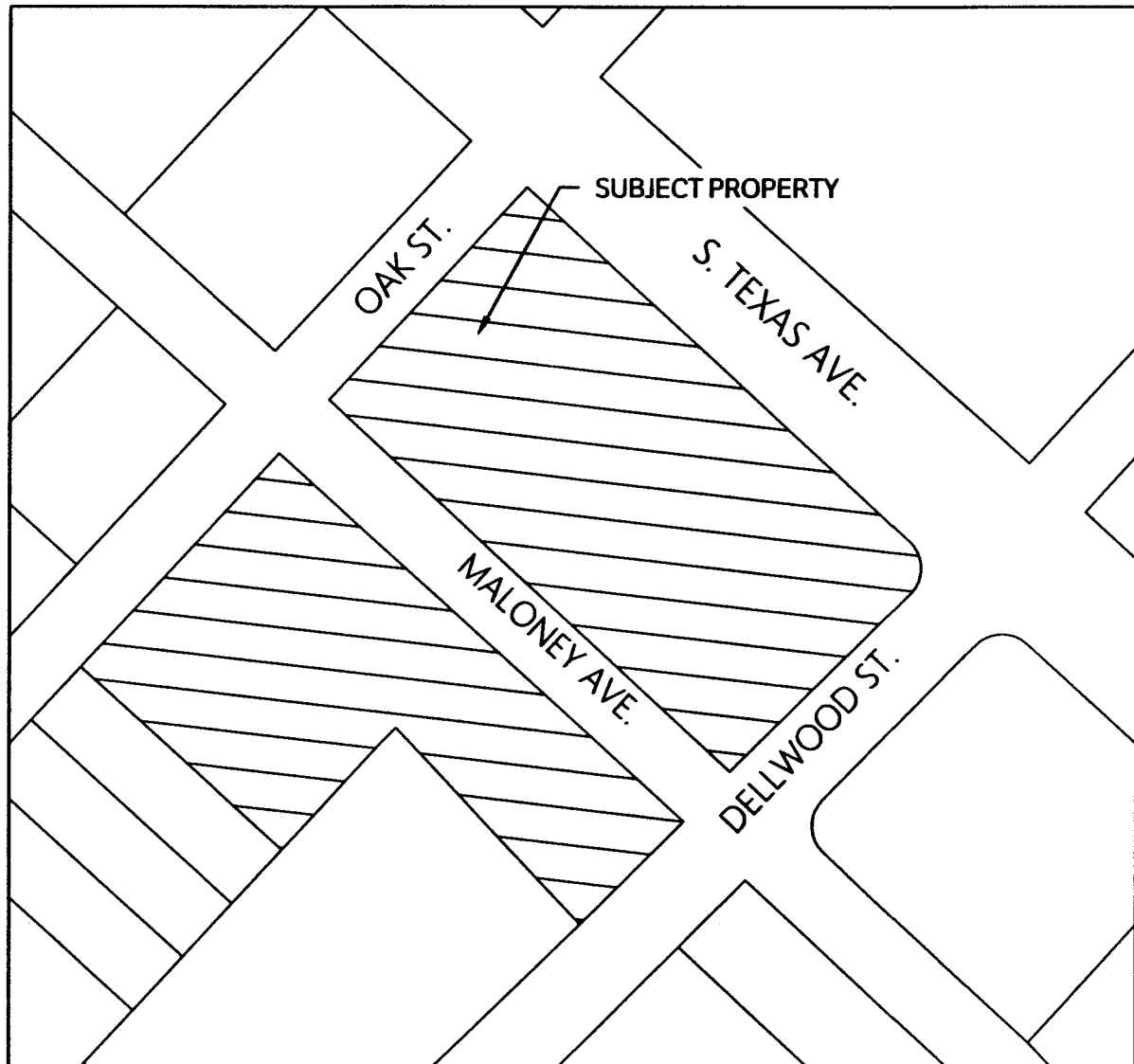
LOT 1-4, 23 (LESS
TRI) & 24, BLOCK 5
MITCHELL-LAWRENCE-CAVITT

LOT 1-7, BLOCK 8,
MITCHELL-LAWRENCE-CAVITT

ZONING:
RETAIL (C-2)

OWNER:
2800 S TEXAS AVENUE LLC
100 W ARKANSAS ST
MOUNT PLEASANT, TX
75455

VICINITY MAP



LEGEND	
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING PAVEMENT EDGE
	FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED HANDICAP PARKING

SITE PLAN NOTES:

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ON-SITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
- A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
- REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
- REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
- THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
- ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
- THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
- IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
- THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.